

130 Acres +/-

Comanche Ridge Ranch
3306 CR 3310
Valley Mills, TX 76689
Bosque County

This unique 130-Acre property is just 3 miles Southeast of Clifton on CR 3310. Comanche Ridge has some of the most breathtaking views of the Bosque River Valley! Come explore the mini caves and rock outcroppings that surround the Comanche Ridge. This small hunting ranch has been cleared with plenty of cover and ATV trails for hunting deer, turkey, and dove. The property features a 30-acre hay meadow, which produces on average 35 round bales per cutting. This ranch would make an excellent home, or weekend getaway!

Property has a main house of 2889 sq. ft., a guesthouse of 384 sq. ft., a gardening shop of 192 sq. ft., a pavilion of 192 sq. ft., a new 1200 sq. ft. metal barn, and an old two story barn from the early 1900s on 130 acres with a scenic overlook of the Bosque River Valley. Main House has three bedrooms, 3 baths, a spacious office, den, great room, piano area, kitchen, pantry, dining area, a covered porch/patio, sun room and laundry with attached oversized 2 car garage, and sits 140 feet above the river valley.

Main House Key Features

- Sound System (built in)- Sound system includes a surround sound system in the den. Speakers for music system are built into the den, kitchen, sunroom, master bedroom and covered porch /patio.
- Ceiling fans installed in all rooms including covered patio/porch and are all controlled by wall switches.
- Windows are premium Eagle windows. Triple glazed with energy efficient argon filled bipaness. Energy efficient shades are built into the windows. (can be removed if desired)
- Doors are premium Eagle doors with triple latch system built in. Doors are bipane with built in blinds.
- GE security system with the following sensors: door open, glass break, motion detectors, smoke detectors and attic fire sensors. (\$73 per quarter)
- Recessed lighting throughout house with halogen accent lighting.
- Network- Office and master bedroom are wired for Ethernet. Co-axial cable for Satellite TV in den, office, master bedroom, kitchen, and sunroom.
- Telephone- two land lines for phone and fax.
- Exterior lighting includes low voltage sodium vapor accent lighting, yard lights, soffit mounted floodlights and tree mounted floodlights, most controlled by built in switches within the house.
- Custom maple cabinetry throughout house.
- Silestone kitchen cabinet tops.
- GE monogram appliances include dual ovens, cooktop, warming drawer, microware, and a 22 cu. ft. refrigerator.
- Kitchen Aid stand alone icemaker.
- Frigidaire freezer, 18 cu ft.
- Garbage disposals in kitchen and pantry.

- Dual Zone Carrier AC and heat, electric. 18 seer. Has two 3 ton compressors with individual controls for each zone. Commercial grade metal duct work with insulation.
- Moen plumbing fixtures throughout house with two zone plumbing. Water supply to each zone can be turned on or off independently assuring that at least one bathroom is operational in case water needs to be turned off for some reason.
- Two water heaters, one for each zone.- 50 gallons/Electric
- Flooring is Italian porcelain tile throughout.
- Sunroom is cedar walls and ceiling with Larson windows. Panes are designed to be removed to convert to a screen porch if desired. An Arkansas flag stone floor.
- Metal roof qualifies for insurance reduction.
- Exterior includes brick veneer and native stone (sealed to prevent any staining). Hardy board siding on porches, soffits and gables.
- Main house has three large patios with a sidewalk built around the entire house.
- Foundation is concrete slab. Has forty four steel reinforced piers (12 inch) extending into bedrock.
- Roof decking is reflective energy efficient design.

Guest House

- 384 sq. ft.
- Includes a bathroom and kitchenette. Will sleep up 11. Currently configured to sleep 9.
- Knotty pine walls and ceiling.
- Window AC.
- Dual pane windows
- Cedar siding with metal roof.
- Electric cook top.
- Refrigerator
- Garbage disposal
- Hot water heater
- Septic system
- Smoke detector
- Yard lights and walkway extend from main house to guesthouse.

Family Gathering Area

- Covered pavilion, 196 sq. ft. with two ceiling fans and lights.
- Includes a 24-foot diameter circular patio with fire box.
- Extensive lighting for entire area with floodlights.
- Two picnic tables.

Gardening/workshop

- 196 sq. ft.
- Cedar siding with metal roof
- Fully insulated with water and electricity. Includes a 50-amp connection for a welder.
- Automated garage door for ATV storage.
- Closeable doggie door.

- Currently set up with a chain link dog run enclosure. (Dog run enclosure can be easily removed)
- Window AC is available if desired.

Barn

- 30 X 40 all metal barn. 1200 sq. ft., on a concrete slab,
- Fully insulated with water and electricity. 50-amp connection for welder and a 30-amp connection for an RV.
- Two retractable garage doors for drive through capability.
- Includes numerous workbenches.

Pump House

- 8 X 10, 80 sq. ft.
- Cedar with metal roof.
- Includes an automated booster system for water supply. Programmable pressure with automatic cut off. Manufactured by Tiger Flow Systems in Dallas, TX. Installed to assure good pressure for all the buildings and irrigation system.

Irrigation System

- A system of faucets extends around the property surrounding the house and barn. System was installed to provide water to landscaping, trees and future construction. System has numerous cut off valves and is designed with freeze proof insulation on faucets.

Dog Kennel (Large)

- A large 80 X 160 foot dog run with a 4 X 8 foot kennel is located by the metal barn. A water supply is adjacent.

Hunting

- Game includes deer, turkey, dove and hogs.
- Property has 4 all weather deer blinds, each with a 55 gal. programmable feeder.
- frame for cleaning game with adjacent water supply and electrical for lights or implements.

Old Barn

- An old two story barn is on the property. It is currently used for storage and as one of the deer hunting blinds.

Grounds

- Approximately 30 acres of coastal Bermuda. 100 acres of forested land with live oaks, pecans, red oaks, Texas ash, and juniper. Planted trees include Shantung maple, Chinese Pistache, Chinkapin oaks, and live oaks.
- 5 Possum Haw Holley.
- Rose garden
- Cactus garden
- Blue bonnets in the fields surrounding the house and barn are exceptional.
- Spectacular displays of standing cypress throughout.
- Automated entry gate with keypad.
- Two caves located on the property.

- Currently has an Ag. Exemption.
- Three seasonal tanks (ponds).
- Locate 3 miles from Clifton, Texas in the top of the hill country.

Shooting Range

- A pistol, rifle (100 yard) and skeet range is located in a box canyon on the property.

Taxes: \$4300.00

Utilities: Heart of Texas Electric Co-op (Average \$135/\$250)

Sewer: On site

Water: Childress Water Supply Co. (Average \$50.00 per month)

Trash Service: Progressive Waste Solutions

Gas: N/A

Phone: Centurylink

Propane: N/A

Cable: Dish

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